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September 12, 2003

To: The Board of Governors of Exhibition Place

From: Dianne Young
General Manager & CEO

Subject: **Tender for Automotive Building**
Replace Flat Roof
Contract No. 03-0036-33607

Recommendation(s):

It is recommended that the Board award Contract No. 03-0036-33607 to Cordeiro Roofing of Toronto, Ontario in the amount of \$820,900.00, this being the lowest tender received.

Background:

The Board approved a budget of \$500,000 last year as part of the 2003 Capital Works Program for replacement of the Flat Roof and a future commitment of \$520,000 for 2004.

Discussion:

The roof membrane of the Automotive Building was identified to be aged and deteriorated in a 1994 consultant report and some active leaks were repaired in 2000. Conditions of this flat roof require total replacement. There are blisters and ridges throughout the whole flat roof. Blisters are caused and formed by the presence of moisture within or under the roof system, which expand due to increase of temperature. The ridges are formed by stresses on the membrane as well as evidence of bare felts which are exposed to ultraviolet rays. There is also alligating (cracking of the asphalt and top felts) in evidence as well as extensive blueberries, an anomaly formed through the aging process of the asphalt. The membrane flashing are aged and cracked around the perimeter of the facility. Work for this capital project includes replacement of the entire flat roof, adding insulation and roof drains and repairing all flashing of the building. The project will be fully completed by the end of June 2004.

The tender for this contract was issued on August 8th and on September 5th, Fatima Scagnol, Corporate Secretary, supervised the tender opening of this Capital Project. Nineteen (19) contractors were pre-qualified for this work and five (5) tenders were received. These price submissions, excluding GST, are as follows:

Tenderer	Submitted Tender Price	Recommended Contract Amt.
Cordeiro Roofing	\$ 820,900.00	\$ 820,900.00
Trio Roofing	\$ 880,000.00	
Civil Underground	\$ 914,500.00	
Semple-Gooder	\$ 950,140.00	
Viana Roofing	\$1,039,600.00	

Cordeiro Roofing is a Toronto based company that has been operating for over 16 years. The company primarily deals in commercial and industrial roof replacement and has completed \$4,000,000.00 worth of roof replacements in 2002. Cordeiro was our successful contractor last year for roof replacement at five (5) substations. Its most recent clients include General Electric Head Office, Toronto Catholic School Board, Winners Warehouse and Menkes Processing Plant.

The budget for this work (construction costs, engineering fees, project management and administration costs) is \$1,020,000.00 (\$500,000 for 2003 and \$520,000 for 2004) under the Capital Works Account No. 0036. Contained in this figure is \$900,000 for this roof replacement work. The recommended low tender at \$820,900.00, which includes \$80,000.00 contingency is therefore, within budget.

This recommendation is contingent upon approval of the Toronto Commissioner of Finance and Treasurer for the Surety Company which will supply the bonding requirements and the Fair Wage Office to confirm that the recommended contractor and its subcontractors maintain wage rates and working conditions in accordance with Toronto Workers' Rights requirements. The Treasurer has previously certified, at the time of project approval, that financing can be provided under the updated Debt and Financial Obligation Limit and that it falls within corporate debt guidelines.

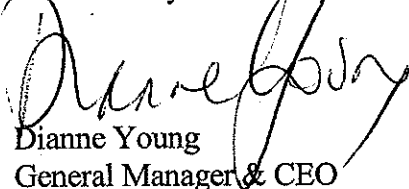
Conclusion:

This report recommends that the Board award Contract No. 03-0036-33607 to Cordeiro Roofing in the amount of \$820,900.00, for this roof replacement work at the Automotive Building.

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Submitted by:


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